



PARDEE
— PROPERTIES —

Westchester

Market Pulse

What to know about the market this month:

- *Market Demand: Houses lead demand; the few condos here trade infrequently.*
- *Market Timing: Homes took longer to sell as buyers weighed options.*
- *Market Trend: Final sale prices for houses stayed near list price.*

October, 2025

Real Estate Data | Presented by Pardee Properties ♥

Pardee Properties is a lifestyle-driven real estate brokerage based in Venice, CA and has been recognized as the **#1 Team on the Westside of LA**. We have **sold over 6k homes** valued at over **\$8 Billion** and we have earned over 2k verified five-star reviews; but what sets us apart is our **market-specific expertise** and ability to both **personalize and simplify the real estate process** for our clients, allowing them to enjoy the journey and love where they live.

What we do

How Pardee can help you

Selling

Strong. Steady. Steadfast. We believe every home is like a small business, and approach each listing with individualized strategy and a 360 marketing plan. Our full-service, in-house team of agents and marketing functions are here to support you.

Buying

Love where you live. Need to sell in order to buy your next home? Not sure if now is the right time to buy? Our team has been through it all and has the experience needed to be the partner you can trust as you look for your next home. Let us be your guide, alleviate stress, and make the process seamless for you.

Leasing

More value for your home. Ready to move out but not ready to sell? Work with our leasing team to achieve the highest monthly rent and secure great, vetted tenants for your space.

Our **concierge brokerage model** and boutique nature makes us **unique**. We are:

- ✓ **Nimble**, with a boutique approach
- ✓ **Experienced** (through many market shifts & cycles)
- ✓ **Predictive** of market happenings, and
- ✓ **Proactive** in pivoting our strategy accordingly
- ✓ Always **creative & steadfast**

That's why we have

2,200+
5-star reviews

and

75%
of our business
are repeat clients
or referrals.

CALL OR TEXT:

310.861.7719

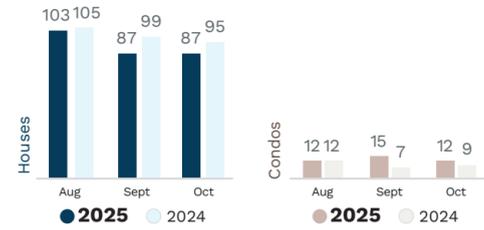
INSTANT ESTIMATE:

value.pardeeproperties.com

What is your home worth in TODAY'S market?

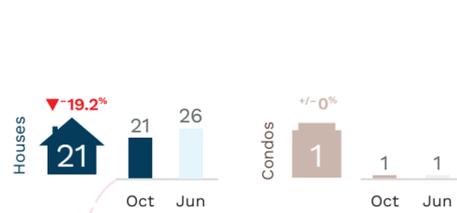
Curious what today's market means for your equity? Get an instant estimate, plus an optional human check. Private and no pressure. It is an estimate, not an appraisal. Prefer a quick conversation? Let's connect.

Homes for sale | Previous 3 months



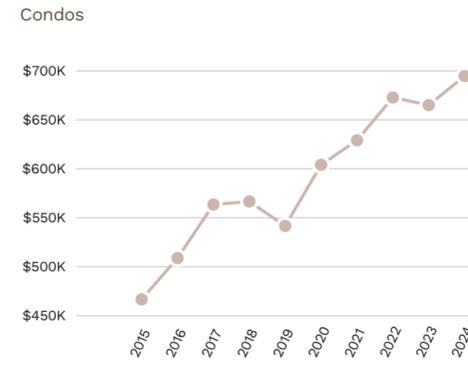
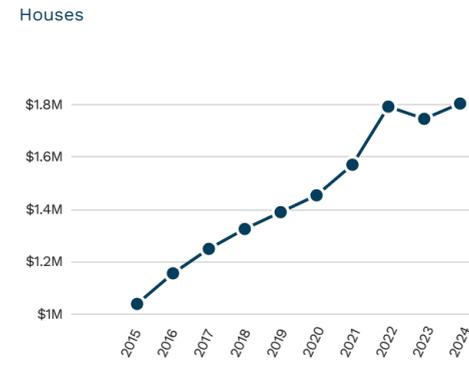
Houses for sale held steady with a slight dip as fall set in, while condo inventory nudged up year-over-year—suggesting sellers can expect consistent demand and slightly more competition among condos this season.

Homes sold | October



In Westchester, single-family homes have continued to move at a steady pace with consistent sales, signaling strong buyer interest and stable demand.

Westchester average sold prices | past 10 years



What does this tell us?

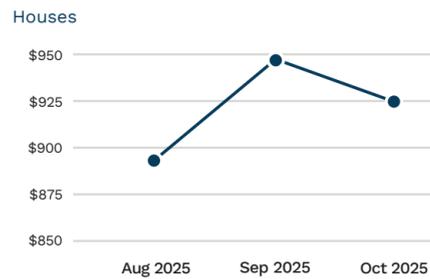
Westchester home prices climbed steadily over the past decade—house values up about 60% and condos up just under 50%—with the sharpest gains happening between 2020 and 2022, followed by a mild pullback in 2023, then stabilized again.

Average sold vs. list price | October

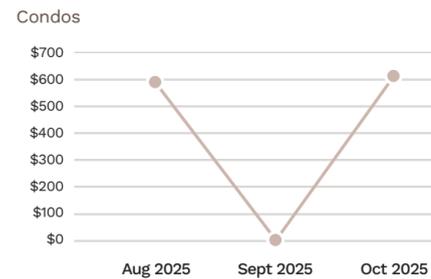


Houses have mostly been selling close to or just above their list price, showing steady demand and highlighting the value of strong pricing and positioning for sellers. With so few condos in this market, 93.5% reflects a single sale.

Average price per sq. ft. | Previous 3 months

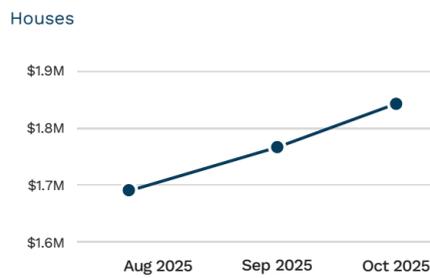


Houses decreased to \$925 per sq. ft. in October.

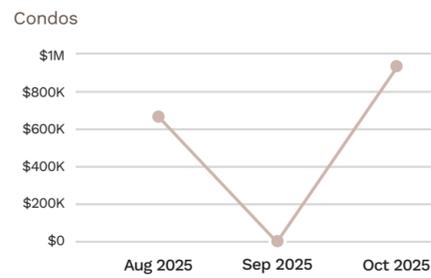


Condos increased to \$622 per sq. ft. in October.

Average sold price | Previous 3 months

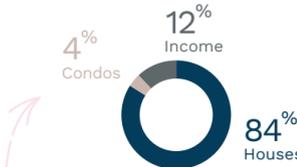


Houses increased to \$1,842,557 in October.



Condos increased to \$930,000 in October.

Property breakdown | October



In Westchester, house sales dominate the market, which is typical for an area with a relatively low condo and modest income property inventory.

Average days on market | October



Houses and condos are seeing days-on-market swing up and down, but overall properties are moving at a healthy, steady pace—indicating there's still solid demand.

Westchester recent notable sales

*Properties nearest to the median sales price in the area
**Only condo sale in October

Address	Bed	Bath	Sold Date	DOM (Days On Market)	Sq. Ft.	Sold Price	Category
7021 W 83rd Street	5	4	10/21/2025	0	3431	\$3,400,000	Highest
8001 Alverstone Avenue	3	4	10/20/2025	40	3075	\$1,680,000	Median
8812 De Haviland Avenue	2	1	10/28/2025	15	904	\$935,000	Lowest
7301 W Manchester Avenue #113	3	3	10/29/2025	47	1496	\$930,000	**

Zooming Out: What's happening across the Westside?

A selective market, not a slow one. Homes are still moving, but only when they hit the mark on price, presentation, and location.

Days on market are stretching, but not stalling. Properties are taking a little longer to sell, yet most are still finding buyers within a few weeks — a sign of healthy pacing, not hesitation.

Prices have plateaued at a high altitude. After years of wild swings, values across the Westside are holding near peak levels, showing just how resilient this market is.

Condos cooled, houses held. While attached homes saw softer price action, single-family properties kept their footing — reaffirming that space and privacy still command a premium.

Buyers are looking, but alignment is everything. Across most neighborhoods, motivated buyers are active. Listings priced in line with current market conditions are selling, while those that overshoot are waiting longer for offers.

Price-per-square-foot tells the story. Across the Westside, the gap between the highest and lowest single-family home markets is over 200% — proof that location and lifestyle drive value more than ever.

Sellers still have leverage if they use it wisely. With fewer listings and steady demand, the homes that shine continue to attract multiple offers.

Equity-rich homeowners hold the cards. Even with higher rates, most sellers have built up enough equity to move confidently and many are using that advantage to trade up or cash out.

Buyers want “ready,” not “potential.” Updated, move-in-ready homes are consistently outperforming fixers — a pattern that's growing stronger each month.

The market hasn't lost momentum — it's just grown more discerning. The winners are the sellers who treat every listing like a first impression that counts.

Curious how this data affects your own home?

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Every market, every price point. **PARDEE** gets it **SOLD**.



SOLD by PARDEE

12518 Indianapolis St
Mar Vista
\$4,385,000



SOLD by PARDEE

5600 Kensington Way #1
Culver City
\$660,000



SOLD by PARDEE

4242 Grand View Avenue
Mar Vista
\$1,930,000



SOLD by PARDEE

1054 Seco St #206
Pasadena
\$690,000



SOLD by PARDEE

2329 Clement Avenue
Venice
\$2,995,000



SOLD by PARDEE

4751 La Villa Marina #A
Marina del Rey
\$1,550,000



SOLD by PARDEE

4040 Grand View Blvd #41
Mar Vista
\$718,575



SOLD by PARDEE

1908 W 79th Street
Inglewood
\$770,000



SOLD by PARDEE

1390 Palms Blvd
Venice
\$3,375,000



SOLD by PARDEE

12366 Laurel Terrace Drive
Studio City
\$1,265,000



SOLD by PARDEE

13041 Rose Avenue
Mar Vista
\$4,910,000



SOLD by PARDEE

1403 Brockton Ave
West LA
\$2,025,000



SOLD by PARDEE

1744 N Carmona Avenue
Mid City LA
\$1,100,000



SOLD by PARDEE

7907 W 80th Street
Playa Del Rey
\$1,740,000



SOLD by PARDEE

663 Santa Clara Avenue
Venice
\$2,546,000



SOLD by PARDEE

8828 Pershing Drive #313
Playa Del Rey
\$865,000